

Town of Horicon Planning Board

Minutes of February 20, 2008 - approved

Members Present: Chair Bill Bruce, Ruth Ann Assmann, Doug Paton, Alternate Georgia McMeekin
Joe Dooris, Absent: Jim Remington, Alternate Dennis Doyle

Others Present: Town Board Member Bob Olson, Zoning Administrator Gary McMeekin

Guests Present: Ken Dott, Thomas Ulasewicz, Tom Magee, Jim Peck, Rob Fraiser, Martin Meade, Brandon Himoff, Marcus Magee, Herta Leidy, and others.

Public Hearings were called to order at 7:30 PM

File # 2007-35SD Tax Map 72.-1-21 Linda Fish seeking a 2 lot subdivision located on 461 Grassville Rd in the LC-10 and 42.6 acre zones. Dan Smith, representing the applicant explained the project stating that the owner has a lease sale agreement, notification of a complete application from the APA requesting this board approve the subdivision contingent on receipt of the APA permit. As no questions or comments were made Doug Paton made a motion to close the public hearing, 2nd by Joe Dooris. All Ayes.

Ruth Ann Assmann recused herself from the board and sat in the audience.

File # 2005-29 Tax Map 88.-2-10, 88.7-1-20 and 88.7-1-10 Brant Lake Creek LLC seeking a 16 lot subdivision located at 6732 and 6744 State Rte 8 in the CR-20,000 zone. Joe Dooris stated that he is new to this board but was provided with all documentation and has reviewed all of the paperwork and feels he is qualified to make a decision on this project. Tom Ulasewicz, representing the applicant stated that the applicant is seeking final approval also stating that Tom Magee and Jim Peck were in attendance if the board had any further questions continuing to say that the dock situation is explained in the offering plan and will be on a first come first serve basis, letters from the Fire Dept and the North Warren Board of Education were submitted along with the non-jurisdictional letter from the APA. Herta Leidy asked if a traffic study had been done. Bill Bruce stated that the construction of the road will need to be inspected. Joe Dooris questioned the applicant as to the potential parking near the docks, and the HOA offering plan as to the dock assignment along with Engineering review of the Stormwater plan impacting adjoining properties. Rob Fraiser stated that the Stormwater plan was approved by the DEC Engineer and was paid by the applicant to do the review, stating that Engineer had no issues. Being no further questions or comments, Doug Paton made a motion to close the public hearing, 2nd by Joe Dooris. All Ayes.

Ruth Ann Assmann returned to the board.

Regular Meeting of the Planning Board was called to order Chair, Bill Bruce. Ruth Ann Assmann made a motion to accept the minutes as presented, 2nd by Doug Paton. All Ayes

Unfinished Business:

File # 2007-35SD Tax Map 72.-1-21 Linda Fish seeking a 2 lot subdivision located on 461 Grassville Rd in the LC-10 and 42.6 acre zones. Joe Dooris stated that the ZBA approved variances for this project with conditions and would like any further approval to include those conditions which were set forth by the ZBA. Dan Smith, representing the applicant stated that the applicant agrees with the conditions set forth by the ZBA. Joe Dooris made a motion to approve the 2 lot subdivision with the condition the ZBA set that there be no cutting of vegetation within 75' of the road with the exception of a driveway, 2nd by Doug Paton. All Ayes.

Ruth Ann Assmann recused herself from the board and sat in the audience.

File # 2005-29 Tax Map 88.-2-10, 88.7-1-20 and 88.7-1-10 Brant Lake Creek LLC seeking a 16 lot subdivision located at 6732 and 6744 State Rte 8 in the CR-20,000 zone. Doug Paton asked if the SEQRA form was reviewed by the board. Mark Schachner stated that the board completed the SEQRA long form on October 16, 2006. Brief discussion ensued regarding the road construction inspection. **Doug Paton made a motion to approve the 16-lot subdivision with the condition that the road construction be reviewed by the Engineer during the construction phase in accordance with the DEC design.** Lengthy discussion ensued regarding the responsibility of the inspection of the roads during construction. Mark Schachner stated that the LA Group is not an Engineering firm. Rob Fraiser stated that he is an Environmental Scientist and is not certified to inspect the construction of roads. Tom Magee stated that the LA Group id design the road and has an licensed engineer on staff. Mark Schachner suggested that the motion be amended to state "Applicant's Engineer". **Doug amended his motion to approve the 16-lot subdivision with the condition that the road construction be reviewed by the Applicant's Engineer during the construction phase in accordance with the DEC design, 2nd by Joe Dooris.** All Ayes.

Ruth Ann Assmann returned to the board.

Board Privilege:

Master Plan update: Bill Bruce stated that the meeting with LaBerge Group focused on subdivision regulations and encouraging affordable housing. The next meeting will be held March 18th at 6PM.

Brandon Himoff updated the board on the Jabe Pond project requesting an opinion of the board stating that they may create larger lots, ideas of a cul-de-sac etc. Doug Paton stated that if the applicant is changing the concept considerably then it would be a new application. Brief discussion ensued regarding number of phases, open space lots, road surfaces and house locations. Mark Schachner stated that it is appropriate to seek informal feedback from this board but should not be construed as approval and if the board feels this is a substantial change from the original application, the board may request the applicant submit a new application.

Being no further business, Chair Bill Bruce adjourned the meeting at 8:16 PM

Respectfully Submitted
Christine Smith-Hayes, Secretary

2/00